THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13060216** KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $158,500.00. Affiant Subscribed and sworn to before me, this 19th day of July, 2013. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Keith Merrill 2520 Fairfax Ave Nashville, TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117150A12800CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew P. Doig, unmarried and Patrick J. Doig, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Keith Merrill, single man** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit I-4, PLAN OF GREEN HILLS TERRACE CONDOMINIUM APARTMENTS, as shown on plat of record in Plat Book 5200, Page 64, and as established in Master Deed recorded in Book 5304, Page 702, as amended in Book 7841, Page 557, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Matthew P. Doig and Patrick J. Doig by Warranty Deed from Bernadette M. Kinsella, recorded on the 21st day of January, 2004 in Instrument No. 20040121-0008334, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE GREEN HILLS TERRACE, as recorded in Plat Book 5200, Page(s) 64.

Terms and provisions of by-Laws of The Green Hills Terrace recorded in Book 5304, Page 745, amended in Book 9830, Page 181.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE GREEN HILLS TERRACE Condominium of record in Book 5304, Page 702, as amended by instrument(s) of record in Book 7841, Page 557 and Book 11362, Page 463; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

License Agreement as set forth in instrument recorded in Book 7523, Page 260.

Patrick J. Doig has never used the property as his marital residence.

BILL GARRETT, Davidson County
Trans:T20130062370 DEEDWARR
Recvd: 07/22/13 14:54 2 pgs
Fees:13.00 Taxes:586.45
20130722-0075731

Easement to Comcast recorded at Instrument No. 20110930-0075704.

Easement for Overhang, recorded in Book 4317, Page 162.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 3879, Page 569.

Easement recorded in Book 4320, Page 896.

This is improved property located at 1900 Richard Jones Road #I-4 Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of July, 2013.

Matthew P. Doig

Patrick J. Doig by Matthew P. Doig, his attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew P. Doig, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of July, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew P. Doig, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Patrick J. Doig, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 19th day of July, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014